PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/24/08 14:56 2 pgs
Fees:13.00 Taxes:343.73
20080324-0029176

W & I Ref:(gj) Title No: 49214
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carmax Auto Superstores, Inc., a Virginia Corporation 1717 Main Street, PO Box 239 North Marshfield, Massachusetts 02059	SAME

TAX MAP-PARCEL NUMBERS: 06404010900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $92,900.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott E. Tate and spouse, Lisa E. Sink Tate**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carmax Auto Superstores, Inc., a Virginia Corporation** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 33B on the Plan of Zone Lot Division Lot 33 Lake Country of record in Book 5200, page 493, amended in Book 6200, page 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa E. Sink, unmarried by deed from Joseph K. King and wife, Clement M. King, dated August 28, 2001 and recorded on September 10, 2001 of record in Doc. No. 20010910-0097714, Register's Office for Davidson County, Tennessee. The said Lisa E. Sink is now known as Lisa E. Sink Tate.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200 Page 493 amended in Book 6200, page 28, said Register's Office, which Plan shows a 30 foot minimum building setback line from Woodview Circle and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot; Restrictions of record in Plat Book 6200, page 28, Book 6095, page 656, Book 6278, page 954, said Register's Office.

This is improved property, known as: 4628 Woodview Circle, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this. 27 day of February, 2008.

Scott E. Tate

Lisa E. Sink Tate

State of TN
County of Davidson

On this 27th day of Feb, 08, before me the undersigned authority, personally appeared Scott E. Tate and Lisa E. Sink Tate, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 14TH, 2009

Notary

DANA J. FALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $92,900.00

Affiant

Sworn and subscribed before me this the 13th day of March, 2008

Notary Public

My Commission Expires: 3-20-2010

DEBORAH H. BESSIE NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY